
From: DYPXCPWEB@northernbeaches.nsw.gov.au
Sent: 8/10/2023 3:44:19 PM
To: DA Submission Mailbox
Subject: TRIMMED Onli e Submi ion

08/10/2023

MR Matthew Flint
3 / 9 11 Gondola RD
North Narrabeen NSW 2101
[REDACTED]

RE: Mod2023/0473 8 Rickard Road NORTH NARRABEEN NSW 2101

Attention Assessing Officer,

From the available information provided for this development application I have the below concerns with the proposition

- Increased traffic congestion: With the current traffic conditions requiring vehicles to use Gondola Road to head Southbound on Pittwater Road, the inclusion of a new residential and commercial unit block will create large traffic issues. Page 1 of the master plans also depicts Minarto Lane being used as an access road to the proposed unit block. Minarto Lane is a 1 way road that would not be suitable for this extra traffic that would come with the new unit block. Minarto Lane is currently a street with many potholes and no gutters and as such would not be applicable for the extra road traffic.

Street parking This area is already highly busy year round with the existing unit blocks along with the small shops along Pittwater Road. With the inclusion of 20 residential units plus 3 commercial units parking on the surrounding streets would no longer be a possibility

- Flooding: Last year the Northern beaches had some of the larger floods in the Sydney area. More specifically the eastern ends of Gondola & Rickard Road were well under water. Proposing a new unit block in this area would be putting these people at risk of this issue arising again

- Noise: With our unit block being approx. 100m away from Pittwater Road noise coming from traffic is quite minimal with the occasional high traffic exception. This exception would become a common occurrence with greater people accessing this area due to the inclusion of a new unit block

- Porters Carpark: Existing access to Porters carpark is available from Minarto Lane. With the increased traffic conditions accessing the proposed unit block there will be a requirement to introduce new traffic restrictions for the safety of pedestrians and vehicles. Currently there is no official footpath on Minarto Lane so pedestrians will have higher safety risks with the higher traffic that will accompany the new unit block.

Pedestrian Traffic Currently many people walk the street of Gondola Road to access the shops along Pittwater Road and are having to cross Minarto Lane. As there is minimal traffic accessing this road there are no known issues with this setup. Including a new unit block along Rickard Road & Minarto Lane would put more traffic along the above mentioned crossroad and as such require new traffic restrictions as a safety requirement for the pedestrian.

Could you please review the above mentioned issues we have raised. If these issues cannot

be resolved, we will be going forward by rejecting the proposal